

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF NEW YORK

Case number (if known)

Chapter 11

Check if this an amended filing

Official Form 201

**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name W.N.Y. Properties of Rochester, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 82-3594591

4. Debtor's address Principal place of business

1421 Union Street  
Oneida, NY 13421

Number, Street, City, State & ZIP Code

Madison  
County

Mailing address, if different from principal place of business

P.O. Box 274  
Clinton, NY 13323

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

608 Wild Mallard Trail Webster, NY 14580

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

 

6. Type of debtor

- Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- Partnership (excluding LLP)
- Other. Specify: \_\_\_\_\_

Debtor W.N.Y. Properties of Rochester, LLC  
Name

## 7. Describe debtor's business

## A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

## B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

## C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

## 8. Under which chapter of the Bankruptcy Code is the debtor filing?

## Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to *Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- Chapter 12

## 9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

 No. Yes.

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

## 10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

 No Yes.

List all cases. If more than 1, attach a separate list

Debtor \_\_\_\_\_ Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

Debtor W.N.Y. Properties of Rochester, LLC  
Name \_\_\_\_\_

**11. Why is the case filed in this district?** *Check all that apply:*

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

- It needs to be physically secured or protected from the weather.

- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?**

Number, Street, City, State & ZIP Code \_\_\_\_\_

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

### Statistical and administrative information

**13. Debtor's estimation of available funds** *Check one:*

- Funds will be available for distribution to unsecured creditors.

- After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

- 1-49  
 50-99  
 100-199  
 200-999

- 1,000-5,000  
 5001-10,000  
 10,001-25,000

- 25,001-50,000  
 50,001-100,000  
 More than 100,000

**15. Estimated Assets**

- \$0 - \$50,000  
 \$50,001 - \$100,000  
 \$100,001 - \$500,000  
 \$500,001 - \$1 million

- \$1,000,001 - \$10 million  
 \$10,000,001 - \$50 million  
 \$50,000,001 - \$100 million  
 \$100,000,001 - \$500 million

- \$500,000,001 - \$1 billion  
 \$1,000,000,001 - \$10 billion  
 \$10,000,000,001 - \$50 billion  
 More than \$50 billion

**16. Estimated liabilities**

- \$0 - \$50,000  
 \$50,001 - \$100,000  
 \$100,001 - \$500,000  
 \$500,001 - \$1 million

- \$1,000,001 - \$10 million  
 \$10,000,001 - \$50 million  
 \$50,000,001 - \$100 million  
 \$100,000,001 - \$500 million

- \$500,000,001 - \$1 billion  
 \$1,000,000,001 - \$10 billion  
 \$10,000,000,001 - \$50 billion  
 More than \$50 billion

Debtor

**W.N.Y. Properties of Rochester, LLC**

Name

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 12, 2018

MM / DD / YYYY

**X /s/ Jason Palmer**

Signature of authorized representative of debtor

Title Member

**Jason Palmer**

Printed name

**18. Signature of attorney**

**X /s/ Ronald S. Goldman, Esq.**

Signature of attorney for debtor

Date February 12, 2018

MM / DD / YYYY

**Ronald S. Goldman, Esq. 518869**

Printed name

**Ronald S. Goldman, Esq.**

Firm name

**45 Exchange Street, Suite #532  
Rochester, NY 14614**

Number, Street, City, State & ZIP Code

Contact phone (585) 546-7410

Email address ros gol@yahoo.com

**518869 NY**

Bar number and State

Fill in this information to identify the case:

Debtor name W.N.Y. Properties of Rochester, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF NEW YORK

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 202

## Declaration Under Penalty of Perjury for Non-Individual Debtors

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An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets–Real and Personal Property (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 12, 2018

X /s/ Jason Palmer

Signature of individual signing on behalf of debtor

Jason Palmer

Printed name

Member

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name	<b>W.N.Y. Properties of Rochester, LLC</b>
United States Bankruptcy Court for the:	<b>NORTHERN DISTRICT OF NEW YORK</b>
Case number (if known):	_____

Check if this is an  
amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Blue Tree of Oneida, LLC 213 Rutger Street Utica, NY 13501		Single family residence on 1.1 acres of land located at 608 Wild Mallard Trail, Town of Webster, Monroe County, New York, Tax ID#: 064.01-2-87		\$100,000.00	\$895,000.00	\$100,000.00
Capital One, N.A. 1680 Capital One Drive Mc Lean, VA 22102		Single family residence on 1.1 acres of land located at 608 Wild Mallard Trail, Town of Webster, Monroe County, New York, Tax ID#: 064.01-2-87	Disputed	\$1,021,630.94	\$895,000.00	\$126,630.94
Dunn Pedro and Butler, CPA 561 Titus Avenue Rochester, NY 14617		Accountant services				\$12,000.00
Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101		Payroll Taxes	Disputed			\$1,350.00
NYS Department of Taxation & Finance Attn: Bankruptcy Department P.O. Box 5300 Albany, NY 12205		Payroll taxes	Disputed			\$1,500.00

Debtor Name	<b>W.N.Y. Properties of Rochester, LLC</b>			Case number ( <i>if known</i> )
Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.
Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim		
<b>Rochester Gas &amp; Electric Corporation 89 East Avenue Rochester, NY 14649</b>		<b>Gas &amp; electric services</b>	<b>Disputed</b>	<b>\$7,300.00</b>
<b>Titan Properties of Rochester, LLC 1421 Union Street Oneida, NY 13421</b>		<b>Loan</b>		<b>\$27,000.00</b>

Fill in this information to identify the case:

Debtor name **W.N.Y. Properties of Rochester, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF NEW YORK**

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals**

**12/15**

**Part 1: Summary of Assets**

**1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

**1a. Real property:**

Copy line 88 from *Schedule A/B*..... \$ **895,000.00**

**1b. Total personal property:**

Copy line 91A from *Schedule A/B*..... \$ **786,200.00**

**1c. Total of all property:**

Copy line 92 from *Schedule A/B*..... \$ **1,681,200.00**

**Part 2: Summary of Liabilities**

**2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **1,121,630.94**

**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

**3a. Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **2,850.00**

**3b. Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **46,300.00**

**4. Total liabilities** .....

Lines 2 + 3a + 3b

\$ **1,170,780.94**

Fill in this information to identify the case:

Debtor name **W.N.Y. Properties of Rochester, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF NEW YORK**

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206A/B

### Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

No. Go to Part 2.

Yes Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor**

**Current value of debtor's interest**

3. **Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

3.1. **Citizens Bank**

**Checking account**

**0690**

**\$11,200.00**

4. **Other cash equivalents (Identify all)**

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$11,200.00**

**Part 2: Deposits and Prepayments**

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.

Yes Fill in the information below.

7. **Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

**Contract to purchase 608 Wild Mallard Trail, Webster, NY by and between Henderson**

**Properties, LLC and Debtor dated January 26, 2018.**

**\$775,000.00**

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

**\$775,000.00**

Debtor **W.N.Y. Properties of Rochester, LLC**  
Name \_\_\_\_\_

Case number (*If known*) \_\_\_\_\_

**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.  
 Yes Fill in the information below.

**Part 4: Investments**

13. Does the debtor own any investments?

- No. Go to Part 5.  
 Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.  
 Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.  
 Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.  
 Yes Fill in the information below.

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.  
 Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

- No. Go to Part 10.  
 Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.)	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor W.N.Y. Properties of Rochester, LLC Case number (*If known*) \_\_\_\_\_

55.1. Single family residence on 1.1 acres of land located at 608 Wild Mallard Trail, Town of Webster, Monroe County, New York, Tax ID#: 064.01-2-87

<u>Fee simple absolute</u>	<u>\$895,000.00</u>	<u>Tax records</u>	<u>\$895,000.00</u>
----------------------------	---------------------	--------------------	---------------------

56. **Total of Part 9.** **\$895,000.00**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
Copy the total to line 88.

57. Is a depreciation schedule available for any of the property listed in Part 9?

- No  
 Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- No  
 Yes

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

- No. Go to Part 11.  
 Yes Fill in the information below.

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.  
 Yes Fill in the information below.

		Current value of debtor's interest
71. Notes receivable	Description (include name of obligor)	
72. Tax refunds and unused net operating losses (NOLs)	Description (for example, federal, state, local)	
73. Interests in insurance policies or annuities		
74. Causes of action against third parties (whether or not a lawsuit has been filed)	Claim against "squatter tenants" at 608 Wild Mallard Trail, Webster, New York. There is an eviction proceeding now pending against Joseph J. Julian, Michele Julian and Sam Julian, returnable in the Town of Webster, NY Court on February 13, 2018 at 8:30 a.m.	Unknown
Nature of claim	<u>Possible claim for back rent</u>	
Amount requested	<u>\$0.00</u>	

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

Debtor W.N.Y. Properties of Rochester, LLC \_\_\_\_\_ Case number (*If known*) \_\_\_\_\_  
Name \_\_\_\_\_

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples:* Season tickets,  
country club membership

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

**\$0.00**

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- No  
 Yes

Debtor W.N.Y. Properties of Rochester, LLC  
Name \_\_\_\_\_

Case number (*If known*) \_\_\_\_\_

Part 12: **Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$11,200.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$775,000.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....&gt;</i>		\$895,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$786,200.00	+ 91b. \$895,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$1,681,200.00

Fill in this information to identify the case:

Debtor name **W.N.Y. Properties of Rochester, LLC**United States Bankruptcy Court for the: **NORTHERN DISTRICT OF NEW YORK**

Case number (if known) \_\_\_\_\_

 Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

## 1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Creditor's Name	Describe debtor's property that is subject to a lien	Column A Amount of claim	Column B Value of collateral that supports this claim
<b>2.1 Blue Tree of Oneida, LLC</b> <small>Creditor's Name</small>	<b>Single family residence on 1.1 acres of land located at 608 Wild Mallard Trail, Town of Webster, Monroe County, New York, Tax ID#: 064.01-2-87</b>	<b>\$100,000.00</b>	<b>\$895,000.00</b>
<b>213 Rutger Street Utica, NY 13501</b> <small>Creditor's mailing address</small>	<b>Describe the lien</b> <b>Judgment Lien</b> <b>Is the creditor an insider or related party?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
<b>Date debt was incurred</b> <b>4/15/2004</b> <b>Last 4 digits of account number</b>	<b>Is anyone else liable on this claim?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>1. Capital One, N.A.</b> <b>2. Blue Tree of Oneida, LLC</b>	<b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
<b>2.2 Capital One, N.A.</b> <small>Creditor's Name</small>	<b>Describe debtor's property that is subject to a lien</b> <b>Single family residence on 1.1 acres of land located at 608 Wild Mallard Trail, Town of Webster, Monroe County, New York, Tax ID#: 064.01-2-87</b>	<b>\$1,021,630.94</b>	<b>\$895,000.00</b>
<b>1680 Capital One Drive Mc Lean, VA 22102</b> <small>Creditor's mailing address</small>	<b>Describe the lien</b> <b>Purchase Money Mortgage</b> <b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
<b>Date debt was incurred</b> <b>12/5/2003</b> <b>Last 4 digits of account number</b>	<b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		

Debtor W.N.Y. Properties of Rochester, LLC Case number (if known) \_\_\_\_\_

Do multiple creditors have an interest in the same property?

No

Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

As of the petition filing date, the claim is:

Check all that apply

- Contingent
- Unliquidated
- Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$1,121,630.9**

**4**

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

Richard S. Mullen, Esq.  
2 State Street, Suite #700  
Rochester, NY 14614

On which line in Part 1 did you enter the related creditor?

Line 2.2

Last 4 digits of account number for this entity

Fill in this information to identify the case:

Debtor name **W.N.Y. Properties of Rochester, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF NEW YORK**

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206E/F

### Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

#### Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

No. Go to Part 2.  
 Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
2.1 Priority creditor's name and mailing address <b>Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$1,350.00 \$1,350.00
Date or dates debt was incurred	Basis for the claim: <b>Payroll Taxes</b>	
Last 4 digits of account number	Is the claim subject to offset?	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
2.2 Priority creditor's name and mailing address <b>NYS Department of Taxation &amp; Finance Attn: Bankruptcy Department P.O. Box 5300 Albany, NY 12205</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$1,500.00 \$1,500.00
Date or dates debt was incurred	Basis for the claim: <b>Payroll taxes</b>	
Last 4 digits of account number	Is the claim subject to offset?	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

#### Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

Debtor	<b>W.N.Y. Properties of Rochester, LLC</b>	Case number (if known)
	Name	
3.1	<b>Nonpriority creditor's name and mailing address</b> <b>Dunn Pedro and Butler, CPA</b> <b>561 Titus Avenue</b> <b>Rochester, NY 14617</b>	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
	Date(s) debt was incurred <u>Tax years 2013-2016</u>	\$12,000.00
	Last 4 digits of account number _____	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.2	<b>Nonpriority creditor's name and mailing address</b> <b>Rochester Gas &amp; Electric Corporation</b> <b>89 East Avenue</b> <b>Rochester, NY 14649</b>	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed
	Date(s) debt was incurred <u>2017</u>	\$7,300.00
	Last 4 digits of account number _____	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.3	<b>Nonpriority creditor's name and mailing address</b> <b>Titan Properties of Rochester, LLC</b> <b>1421 Union Street</b> <b>Oneida, NY 13421</b>	<b>As of the petition filing date, the claim is:</b> Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
	Date(s) debt was incurred _____	\$27,000.00
	Last 4 digits of account number _____	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

### Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1 <b>Office of the U.S. Attorney</b> P.O. Box 7198 100 South Clinton Street Syracuse, NY 13261	Line <u>2.1</u>  <input type="checkbox"/> Not listed. Explain _____	—

### Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

- 5a. Total claims from Part 1  
 5b. Total claims from Part 2

- 5c. Total of Parts 1 and 2  
 Lines 5a + 5b = 5c.

Total of claim amounts		
5a.	\$	<b>2,850.00</b>
5b.	+	\$ <b>46,300.00</b>
5c.	\$	<b>49,150.00</b>

**United States Bankruptcy Court  
Northern District of New York**

In re W.N.Y. Properties of Rochester, LLC

Debtor(s)

Case No.

Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Jason Palmer P.O. Box 274 Clinton, NY 13323			100% owner, Single Member LLC

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **Member** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date February 12, 2018

Signature /s/ Jason Palmer  
Jason Palmer

*Penalty for making a false statement of concealing property:* Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF NEW YORK**

In re W.N.Y. Properties of Rochester, LLC,

Debtor

Case No.

Chapter 11

Social Security No(s). and all Employer's Tax Identification No(s). *[if any]*  
82-3594591

**CERTIFICATION OF MAILING MATRIX**

I,(we), Ronald S. Goldman, Esq. 518869, the attorney for the debtor/petitioner (or, if appropriate, the debtor(s) or petitioner(s)) hereby certify under the penalties of perjury that the above/attached mailing matrix has been compared to and contains the names, addresses and zip codes of all persons and entities, as they appear on the schedules of liabilities/list of creditors/list of equity security holders, or any amendment thereto filed herewith.

Dated: February 12, 2018

/s/ Ronald S. Goldman, Esq.

Ronald S. Goldman, Esq. 518869

Attorney for Debtor/Petitioner  
(Debtor(s)/Petitioner(s))

Office of the United States Trustee  
10 Broad Street, Room #105  
Utica, NY 13501

Blue Tree of Oneida, LLC  
213 Rutger Street  
Utica, NY 13501

Capital One, N.A.  
1680 Capital One Drive  
Mc Lean, VA 22102

Dunn Pedro and Butler, CPA  
561 Titus Avenue  
Rochester, NY 14617

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101

NYS Department of Taxation & Finance  
Attn: Bankruptcy Department  
P.O. Box 5300  
Albany, NY 12205

Office of the U.S. Attorney  
P.O. Box 7198  
100 South Clinton Street  
Syracuse, NY 13261

Richard S. Mullen, Esq.  
2 State Street, Suite #700  
Rochester, NY 14614

Rochester Gas & Electric Corporation  
89 East Avenue  
Rochester, NY 14649

Titan Properties of Rochester, LLC  
1421 Union Street  
Oneida, NY 13421

United States Bankruptcy Court  
Northern District of New York

In re W.N.Y. Properties of Rochester, LLC

Debtor(s)

Case No.  
Chapter

11

**STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION**

I, **Jason Palmer**, declare under penalty of perjury that I am the **Member** of **W.N.Y. Properties of Rochester, LLC**, and that the following is a true and correct copy of the resolutions adopted by the Board of Directors of said corporation at a special meeting duly called and held on the 12th day of February, 2018.

"Whereas, it is in the best interest of this corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **Jason Palmer, Member** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter **11** voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **Jason Palmer, Member** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that **Jason Palmer, Member** of this Corporation is authorized and directed to employ **Ronald S. Goldman, Esq. 518869**, attorney and the law firm of **Ronald S. Goldman, Esq.** to represent the corporation in such bankruptcy case."

Date February 12, 2018

Signed /S/ Jason Palmer, Member

W.N.Y. Properties of Rochester, LLC

Resolution of Board of Directors  
of  
**W.N.Y. Properties of Rochester, LLC**

Whereas, it is in the best interest of this corporation to file a voluntary petition in the the United States Bankruptcy Court pursuant to Chapter **11** of Title 11 of the United States Code;

Be It Therefore Resolved, that **Jason Palmer, Member** of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter **11** voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that **Jason Palmer, Member** of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that **Jason Palmer, Member** of this Corporation is authorized and directed to employ **Ronald S. Goldman, Esq. 518869**, attorney and the law firm of **Ronald S. Goldman, Esq.** to represent the corporation in such bankruptcy case.

Date February 12, 2018

Signed /S/ Jason Palmer

Date \_\_\_\_\_

Signed \_\_\_\_\_

**United States Bankruptcy Court  
Northern District of New York**

In re W.N.Y. Properties of Rochester, LLC

Debtor(s)

Case No.  
Chapter

11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for W.N.Y. Properties of Rochester, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

Jason Palmer  
P.O. Box 274  
Clinton, NY 13323

None [Check if applicable]

February 12, 2018

Date

/s/ Ronald S. Goldman, Esq.

Ronald S. Goldman, Esq. 518869

Signature of Attorney or Litigant

Counsel for W.N.Y. Properties of Rochester, LLC

Ronald S. Goldman, Esq.

45 Exchange Street, Suite #532

Rochester, NY 14614

(585) 546-7410 Fax:(585) 546-7451

rosgol@yahoo.com